

## RM-12 Zoning District Regulations

It is the intent of this residential district to protect and preserve the unique character of Native Islander areas and neighborhoods.

### **Permitted Uses**

Single Family Residential  
Multifamily Residential  
Community Services  
Cemetery  
Linear Park  
Mini Park  
Neighborhood Park  
Special Use Park  
Minor Utility  
Agriculture

### **Permitted with Conditions** (See Planning Staff for Conditions)

Residential Group Living  
Manufactured Housing Park  
Day Care  
Government Facilities  
Religious Institutions  
Telecommunications Facility

### **Permitted by Special Exception** (See Planning Staff for Conditions & Criteria)

Public or Private Schools  
Other Institutions  
Community Park  
Major Utility  
Waste Treatment Plant  
Bed and Breakfast Inn  
Inn

### **Density** (per Net Acre)

12 Dwelling Units

### **Maximum Structure Height**

45 feet above Base Flood Elevation

### **Maximum Impervious Coverage**

35% of Gross Acreage of Land

### **Minimum Open Space**

50% of Gross Acreage of Land

### **Parking Requirements**

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.